

3/L, 23 City Road,
Dundee, DD2 2BL







Spacious two bedroom top floor flat in central location.

2 Bed | 1 Bath | 2 Reception

This excellent two-bedroom third-floor flat offers a fantastic opportunity to purchase a bright and spacious home within a popular residential area of Dundee. Ideally situated, the property is well served by a wide range of local amenities, with Dundee City Centre within walking distance and Ninewells Teaching Hospital also within easy reach.

The accommodation is well proportioned throughout and has been recently painted, creating a fresh and welcoming feel. There is a bright and spacious lounge and a dining kitchen which is particularly impressive, offering generous space for both dining and a comfortable seating area. There are two double bedrooms, one of which is especially large with built-in wardrobes, while the other provides further versatile accommodation. The modern shower room completes the interior.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort and there is a communal garden located to the rear of the building. Included in the sale are all floor & window coverings where fitted, light fittings and white goods (no guarantees provided).

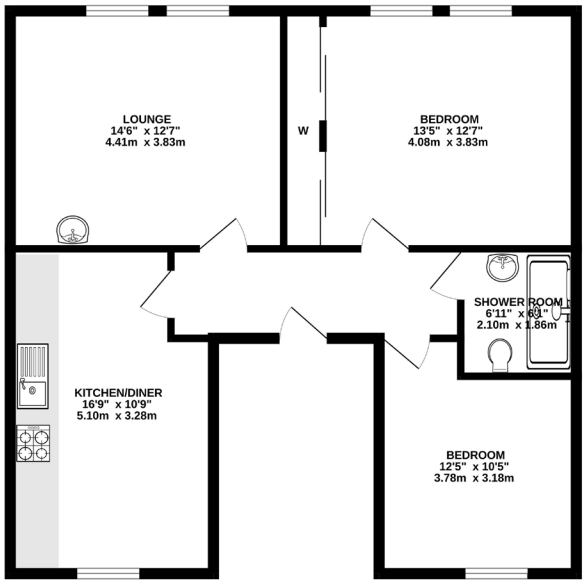
This attractive flat will appeal to a wide range of buyers, including first-time purchasers, investors, and those seeking a well-located home close to the city centre.

Features

- Hallway
- Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Communal Garden
- EPC Rating D

Offers Over £90,000

3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.